



August 1, 2016

Request for Qualifications (RFQ) – General Contracting Services

The Mechoopda Indian Tribe of Chico Rancheria, CA (“Tribe”) is in the design process for the development of its proposed +/-17,600 sq. ft. wood frame, fire sprinkled Administration Building to be constructed in the Meriam Park area of Chico.

The Tribe wishes to add a design/build General Contractor to the team to partner with the Tribe and our architects, NorthStar, to deliver a quality design/build project for a reasonable and defensible cost.

This RFQ will generate a “shortlist” of pre-qualified firms to receive the Request for Proposal (RFP) for the purpose of selecting a General Contractor for the design/build project. The General Contractor selected must bring Mechanical, Engineering and Plumbing (MEP) and fire suppression design/build subcontractors to provide the necessary construction documents as well as provide assistance with CA Title 24 energy calculations. The General Contractor will work with NorthStar in developing construction costs and constructability recommendations in facilitating the completion of the design/build construction documents. The exterior and landscape designs have been approved by the Chico Architectural Review Board so proposed design changes for those items will not be considered. This project will be subject to the requirements of the Davis-Bacon and Related Acts provisions. Labor and Materials and Performance Bonds will be required for the resulting Construction Contract.

Contact: The contact for this RFQ is: Mr. Vance Kelly, CPA
Tribal Administrative Officer
125 Mission Ranch Blvd.
Chico, CA 95926
vkelly@mechoopda-nsn.gov

Deadline: Responses must be received by 3:00 PM, PST August 31, 2016. Qualification packages received after the deadline will not be considered. Submitting a response does not commit the Tribe to award a contract or pay any costs associated with the preparation of the qualifications response.

Reserved Rights: The Tribe reserves the right to extend the deadline for the qualifications response, to accept or reject any or all qualifications responses received as a result of this RFQ, to negotiate with any qualified consultant, or to cancel the RFQ in part or in its entirety. The Tribal Council reserves the right to request to meet with the responding firms at their discretion.



Request for Qualifications (RFQ) – General Contractor Services (Continued)

Screening and Selection: A screening committee selected by the Tribal Council will review the submittals and rank the responding firms. The two (2) highest ranked firms will be requested to respond to an RFP for the project.

Anticipated Sequence of Events:

- 1) Receipt of RFQ's
- 2) Review and selection of qualified firms by screening committee
- 3) Potential meeting of selected contractors with Tribal Council
- 4) Recommendation to send out RFP's to selected firms
- 5) Notification to responders
- 6) Establish RFP submission deadline
- 7) Review of RFP responses by screening committee
- 8) Recommendation to Tribal Council to accept/negotiate proposal
- 9) Tribal Council approval of selected firm and notification

Response format and requirements:

- 1) Cover letter
- 2) Table of Contents
- 3) Response with numbered pages

Response should include, but is not limited to the following:

- 1) Company background, history and current work load
- 2) Negotiated project/contract history. It is the intent of the Tribe that the selected General Contractor will negotiate a final Maximum Guaranteed Maximum Price for the project. The Tribe will require the use of AIA Document A141 *Standard Form of Agreement Between Owner and Design-Builder*.
- 3) Description of negotiated construction methodology
- 4) Method description for collaborating with NorthStar during the preparation of the construction documents, facilitation of design/build MEP, fire suppression (including fire alarms)
- 5) Project lead profile
- 6) Staff profiles
- 7) Proof of insurance in required amounts (see below)
- 8) Identify and describe any sub-contractors/consultants that will be used
- 9) Current required licensing information
- 10) Typical overhead and profit margin/percentages.
- 11) Experience with Davis-Bacon prevailing wages requirements
- 12) Proof of support if claiming disadvantaged, minority, small business, or Native American owned firm
- 13) Three (3) client references



Request for Qualifications (RFQ) – General Contractor Services (Continued)

- 14) Description of any litigation or arbitration in the past five (5) years
- 15) Any known conflict of interest
- 16) Verification of ability to meet bonding requirements

Insurance Requirements:

Provide Certificates of Insurance for the insurance required to be in force at all times during the contract period. Insurance company coverage must be with a current AM Best's rating of not less than "A" and include the following coverages:

Commercial General Liability	\$2,000,000 each occurrence
Contractual Liability (XCU coverage)	\$4,000,000 general aggregate

Automobile Liability (any auto, hired autos, no-owned autos)	\$1,000,000
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Excess/Umbrella Liability	\$10,000,000 (not less than)
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Workers Compensation	Statutory limits
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- a) Indemnification endorsement covering the additional insured's and owner
- b) Insurance to be primary and non-contributory
- c) Contain no exclusion for means, methods, techniques, sequences or procedures
- d) General Aggregate to apply on a per project basis
- e) Contain a deductible of not more than \$25,000

Other:

Renderings that illustrate the current status of the project have been included for respondent's informational purposes. These renderings are the intellectual property of NorthStar and may not be used for any purpose other than to assist perspective General Contractors in responding to this RFQ.

Attachment A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



TRIBAL OFFICE BUILDING - NORTH-EAST CORNER



TRIBAL OFFICE BUILDING - SOUTH-EAST CORNER

NorthStar
Civil Engineers & Surveyors
Chico, California
1001 20th Street, Suite 100
Chico, CA 95926
Phone: (530) 893-1111
Fax: (530) 893-1112
www.northstar-engineers.com

Rev.	Date

Mechoopda Tribal Community Building
at Miriam Park
Chico, California



Design: LAC
Checked: MDG
Date: February 2014
Job No. 13-360
Sheet: A3

Printed: Mon, Mar 03 2014



EXHIBIT - D

Attachment E

